118.0	0003	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,047,900 / 1,047,900
					USE VALUE:	1,047,900 / 1,047,900
					ASSESSED:	1,047,900 / 1,047,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
143		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZHAO ENHAO
Owner 2:	YAO YAO
Owner 3:	
Street 1:	143 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON ST
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 7,920 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1955, having primarily Vinyl Exterior and 4200 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7920.000	587,600		460,300	1,047,900
Total Card	0.182	587,600		460,300	1,047,900
Total Parcel	0.182	587,600		460,300	1,047,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 249.50 | /Parcel: 249.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76090
GIS Ref:
GIS Ref:
Insp Date: 04/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0003-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	587,600	0	7,920.	460,300	1,047,900	1,047,900	Year End Roll	12/18/2019
2019	101	FV	531,800	0	7,920.	453,700	985,500	985,500	Year End Roll	1/3/2019
2018	101	FV	181,100	0	4,210.	289,500	470,600	470,600	Year End Roll	12/20/2017
2017	101	FV	181,100	0	4,210.	273,200	454,300	454,300	Year End Roll	1/3/2017
2016	101	FV	181,100	0	4,210.	251,300	432,400	432,400	Year End	1/4/2016
2015	101	FV	180,200	0	4,210.	234,900	415,100	415,100	Year End Roll	12/11/2014
2014	101	FV	180,200	0	4,210.	216,300	396,500	396,500	Year End Roll	12/16/2013
2013	101	FV	180,200	0	4,210.	216,300	396,500	396,500		12/13/2012

!9166!

PRINT

Date	Time
12/10/20	23:40:31

LAST REV

Date	Time
01/02/20	08:04:42

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9166

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	70992-22	1	5/10/2018		1,095,000	No	No		
ADAMS STEPHEN,	69499-31		6/26/2017	Change>Sale	512,000	No	No		
ADAMS MARY L/TR	35035-85		3/13/2002	Family	100	No	No		
ADAMS MARY L	28139-323		2/2/1998	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	76090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2018	1358	Solar Pa	12,473	C				
9/27/2017	1262	Heat App	8,450	C				
7/20/2017	918	Addition	250,990	O				

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
5/24/2018	Info Fm DEED	DGM	D Mann
4/25/2018	Meas/Inspect	DGM	D Mann
4/24/2018	Permit Visit	DGM	D Mann
3/31/2009	Measured	197	PATRIOT
2/14/2000	Measured	270	PATRIOT
8/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7920		Sq. Ft.	Site		0	70.	0.83	6									460,318						460,300	

Total AC/HA: 0.18182 | Total SF/SM: 7920 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,318 | Spl Credit | Total: 460,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.99246573
Const Adj.:	0.99989998
Adj $ / SQ:	133.969
Other Features:	121972
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	721854
Depreciation:	134265
Depreciated Total:	587589

COMMENTS

combined parcel 118.0 - 0003 - 0013.0 - 0 Lot
Thomas 3710 sq ft per deed: Bk:70992 pg 23.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1				HB	1	

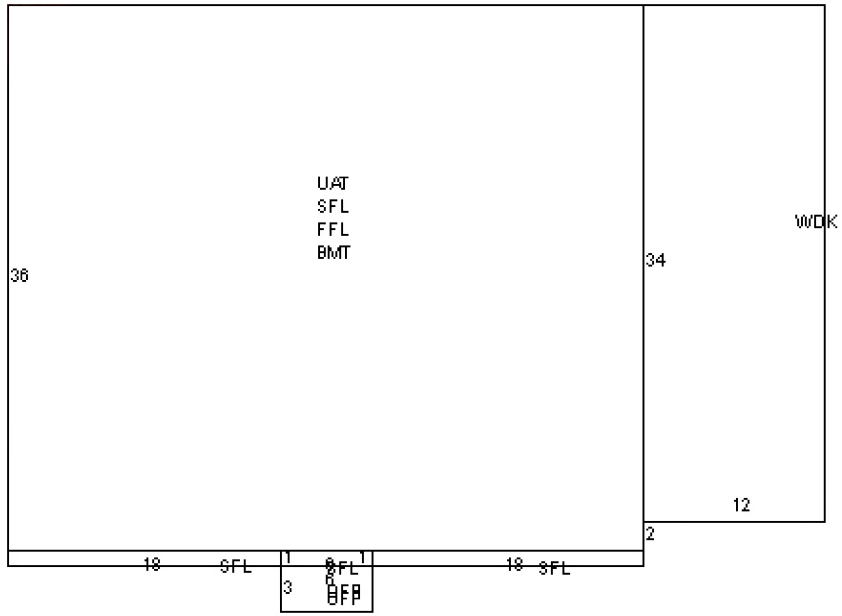
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.37
Special Features:	0	Val/Su Net:	109.06
Final Total:	587600	Val/Su SzAd	191.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,554	133.970	208,189
BMT	Basement	1,512	55.260	83,557
FFL	First Floor	1,512	133.970	202,562
WDK	Deck	408	8.450	3,448
UAT	Upper Attic	378	93.780	35,448
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	5,388			Total:	534,260
Size Ad	3066	Gross Are	6522	FinArea	4200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

118.0-0003-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: